



Heather Butler
PLANNING / ZONING BOARD
ADMINISTRATOR

TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING BOARD ZONING BOARD OF ADJUSTMENT

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**MINUTES
ZONING BOARD
FEBRUARY 11, 2016**

Vice Chairman Paul McColgan called the meeting to order at 6:36 pm.

Present: Bob Birch, Chris Coleman, Jerry Hauslet, Paul McColgan, Wayne Miller,
Clayton Salmon and Thomas Sidrane

Absent: Robert Mayer, Ed Sperling

APPROVAL OF BILL LIST February 2016 (Approved)

APPROVAL OF MINUTES December 10, 2015 (Approved)
January 14, 2016 (Approved)

APPOINTMENT OF CONFLICT SOLICITOR - Ridgway Legal

APPOINTMENT OF CONFLICT ENGINEER - Polistina & Associates

APPROVAL OF DECISION AND RESOLUTIONS

1A-2016 – Solicitor - Tim Maguire

2A-2016 – Engineer - Doran Engineering

APPROVAL OF PROFESSIONAL CONTRACT

Solicitor – Maguire & Maguire

Engineer – Doran Engineering

Board professionals Tiffany Cuiello and Deborah Wahl were both sworn in.

NEW APPLICATION

#01-16 Kaushil Patel

732 Cheltenham Ave.

B. 919 L. 1.01

Zoning District: RC

Requested: D(1) Use Variance

Mr. Ghelani, Mr. Nasser and Mr. Patel were all sworn in.

A motion was made to hear the application due to the fact that this application is different than the previous application made by the applicant.

The applicant is representing himself.

The applicant is now expanding the kitchen to handle storage of food. They wish to serve the senior community vegetarian food that they would cook in the kitchen and deliver.

Mr. Nassar explained that this will be a vegetarian kitchen. They will prepare the food and deliver it to an adult day care facility. They will not cater food. This is just to serve the senior citizens their lunch. He then stated there would be no negative impact from traffic.

Tiffany Cuvillo read from her report dated February 4, 2016.

Deborah Wahl read from her report dated January 25, 2016.

Public Comment

None.

Mr. Patel stated there would not be much trash generated. Mr. Patel agreed that he would arrange for an extra container or schedule a second pick up for trash if needed.

Mr. Birch asked about the fire suppression system.

Tiffany stated that the construction office will look at those plans.

Mr. Salmon asked how many people would be cooking the food.

1 or 2

About how many meals per day?

About 40

Mr. Hauslet asked for clarification of the plans.

Mr. Sidrane asked if there would be any signs on the house.

No.

A motion to approve application 01-16, Kaushil Patel D(1) Use Variance was made by Coleman and seconded by Hauslet.

All in favor: Coleman, Hauslet, Miller, Sidrane, Birch, McColgan

Opposed: None

NEW APPLICATION

#16-15 Michele & Adriana Danze

312 Pitney Rd.

B. 1165 L. 5.03

Zoning District: CVC

Requested: D(1) Use Variance

Mr. Thomas Darcy is representing the applicants.

Mr. Thomas Darcy, Mr. Harry Harper, and Mrs. Adriana Danze were all sworn in.

Mr. Darcy stated if the application is approved they will come back to the board for a site plan approval. He then went over the site description. There is an existing single family dwelling and garage on the property. The applicant would like to have a small retail, sales, showroom, and office. The showroom would be for samples of tile, granite, and cabinetry. This site will not be

for fabrication of materials or cutting of tile or granite. There will be no outdoor storage. The applicant would like to use one bay of the existing garage for storage of tools and other minor items or a commercial vehicle. The residential use is not permitted and they would like to retain the rear section of the dwelling to rent out.

Mrs. Danze stated most of her customers are by appointment only.

Mr. Harper went over the positive and negative criteria of the application.

Tiffany Cuiello read from her report dated December 2, 2015.

Public Comment

Robert Bardenhagen of 506A Highland Avenue is an adjoining property owner as is his father who resides at 308 S. Pitney Road. He stated his concerns with the lot size and he wants a fence put up or some kind of buffer due to trees being cut down.

Mr. Darcy stated they would reach out to Mr. Bardenhagen.

Board member Miller asked about what rooms were being taken away from the house.

The front entryway and it would be going from a 4 bedroom to a 3 bedroom house.

Board member Sidrane asked hours of operation.

Mrs. Danze stated they would be open 6 days a week.

Board member Coleman asked about signage.

That would dealt with during the site plan hearing.

A motion to approve application 15-16, Michele & Adriana Danze, Use Variance was made by Sidrane and seconded by Coleman.

All in favor: Coleman, Hauslet, Miller, Salmon, Sidrane, Birch and McColgan.

Opposed: None

Meeting adjourned at 8:12 pm.